

ORDINANCE NO. F-1721

AN ORDINANCE AMENDING ORDINANCE E-3712, "AN ORDINANCE GRANTING AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT AND A SPECIAL USE PERMIT FOR THE OPERATION OF A CHURCH ON CERTAIN PROPERTY COMMONLY LOCATED AT 2131 CREEKSIDE DRIVE – WHEATON FREE METHODIST CHURCH"

WHEREAS, on July 15, 1991, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3712, "AN ORDINANCE GRANTING AN AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT AND A SPECIAL USE PERMIT FOR THE OPERATION OF A CHURCH ON CERTAIN PROPERTY COMMONLY LOCATED AT 2131 CREEKSIDE DRIVE – WHEATON FREE METHODIST CHURCH" ("Original Ordinance"), authorizing the issuance of a special use permit for the operation of a church, with minor interior modifications and repairs to the existing building, on the property legally described on Exhibit "A" attached hereto and commonly known as 2131 Creekside Drive, Wheaton, Illinois; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to amend the existing special use permit to allow the construction of three additions and a parking lot expansion for the existing Building Primarily Devoted to Religious Worship located at 2131 Creekside Drive; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on May 29, 2013 to consider the issuance of an amendment to the existing special use; and the Board has recommended the issuance of an amendment to the existing special use; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

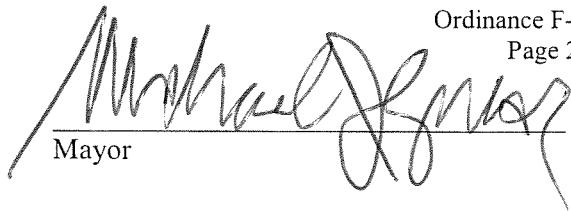
Section 1: An amendment to the Original Ordinance is hereby granted to amend the existing special use permit to allow the construction of three additions and a parking lot expansion for the existing Building Primarily Devoted to Religious Worship located at 2131 Creekside Drive in substantial compliance with the following plans: "Site Plan and Preliminary Engineering Plan", prepared by Engineering Resource Associates, Warrenville, IL, dated February 18, 2013; "Landscape Plan" prepared by Wingren Landscape, Downers Grove, IL, dated March 11, 2013; and "Floor Plan and Exterior Elevations" prepared by DBH & Associates, Elgin, IL, dated April 14, 2013 and in further compliance with the following conditions, restrictions, and requirements:

1. The existing pool deck shall be removed; and
2. A sign shall be posted in the sanctuary which states a maximum capacity of 330 occupants; and
3. Prior to issuance of a site development permit, the applicant shall submit a lighting plan that complies with the requirements of the Wheaton Zoning Ordinance.

Section 2: In all other respects, the terms and provisions of the Original and First Amended Ordinance are ratified and remain in full force and effect.

Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

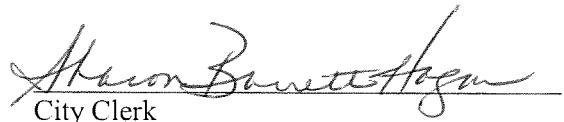
Section 4: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk

Mayor

ATTEST:



Aaron Bennett Stagni

City Clerk

Roll Call Vote

Ayes: Councilman Rutledge
Councilman Saline
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Prendiville

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: July 1, 2013
Published: July 2, 2013

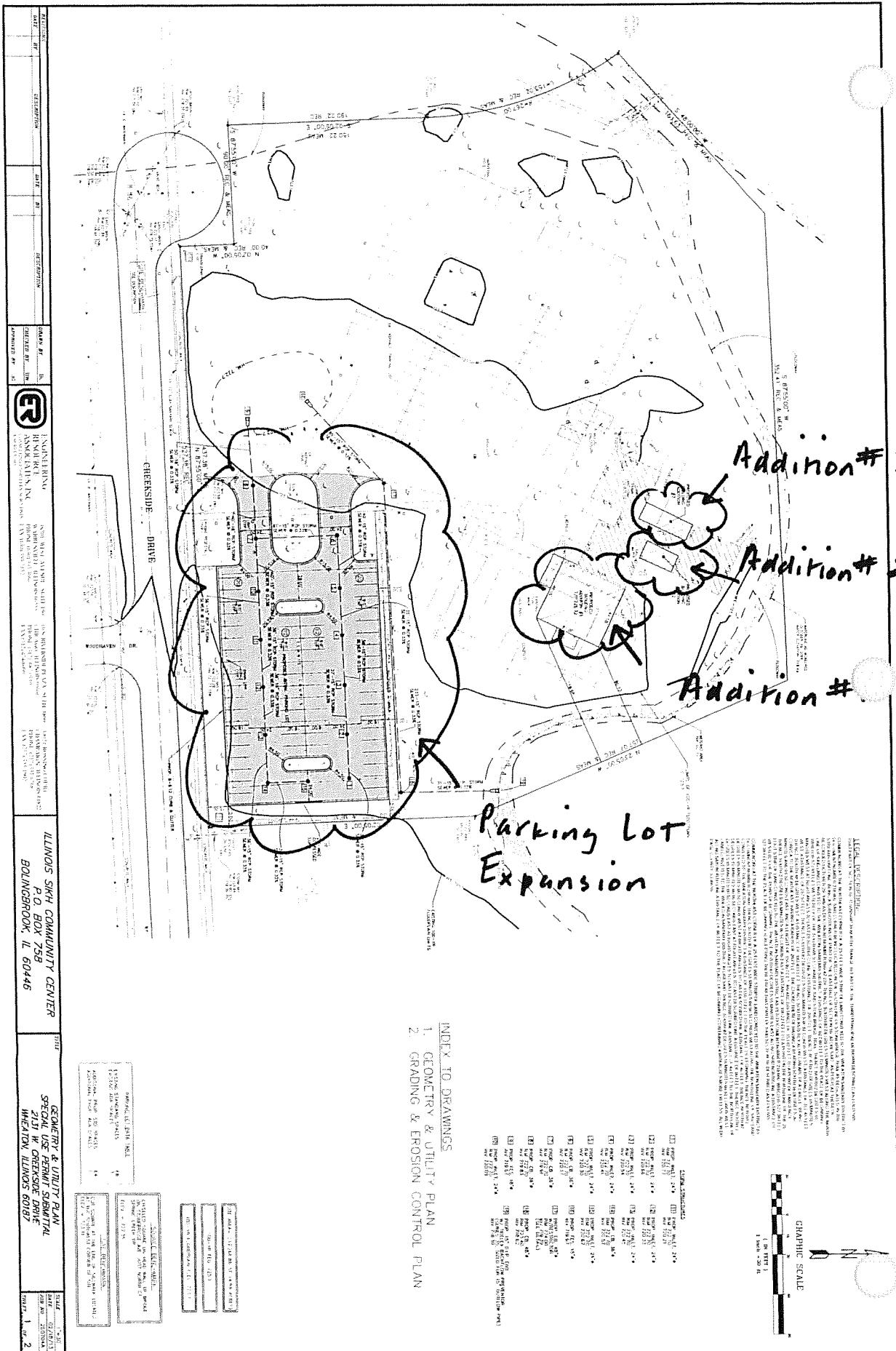
EXHIBIT "A"

LEGAL DESCRIPTION:

THAT PART OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF A 25 FOOT WIDE STRIP OF LAND CONVEYED TO THE WHEATON SANITARY DISTRICT BY DOCUMENT NUMBER 218600, SAID CORNER BEING LOCATED ON THE SOUTH LINE OF STONEBRIDGE TRAIL AS DEDICATED IN THE STREAMS UNIT ONE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 19, AFORESAID, AS PER PLAT THEREOF RECORDED OCTOBER 29, 1969 AS DOCUMENT NUMBER R69-47226; THENCE SOUTH 87 DEGREES 55 MINUTES WEST ALONG THE NORTH LINE OF SAID LAND CONVEYED TO THE WHEATON SANITARY DISTRICT, A DISTANCE OF 627.99 FEET TO THE PLACE OF BEGINNING, WHICH IS 573.93 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID STONEBRIDGE TRAIL; THENCE NORTH 2 DEGREES 05 MINUTES WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 200 FEET; THENCE NORTH 23 DEGREES 05 MINUTES WEST, A DISTANCE OF 257.07 FEET; THENCE SOUTH 87 DEGREES 55.00 MINUTES 00 SECONDS WEST, A DISTANCE OF 352.41 FEET; THENCE SOUTH 48 DEGREES WEST, A DISTANCE OF 163.63 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF A CIRCLE, BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 267 FEET, THE CORD THEREOF HAVING A BEARING SOUTH 18 DEGREES 30 MINUTES AND 05 SECONDS EAST, AND A LENGTH OF 150.93 FEET, AN ARC DISTANCE OF 153.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 2 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 190.22 FEET TO A POINT ON THE NORTH LINE OF THE 25 FOOT STRIP OF LAND CONVEYED TO THE WHEATON SANITARY DISTRICT AS PER DOCUMENT NUMBER 218600, WHICH IS 527.38 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 55 MINUTES EAST ALONG SAID NORTH LINE A DISTANCE OF 527.38 FEET TO THE PLACE OF BEGINNING; EXCEPT THERE FROM THAT PART OF SAID SECTION 19, DESCRIBED AS FOLLOWS:

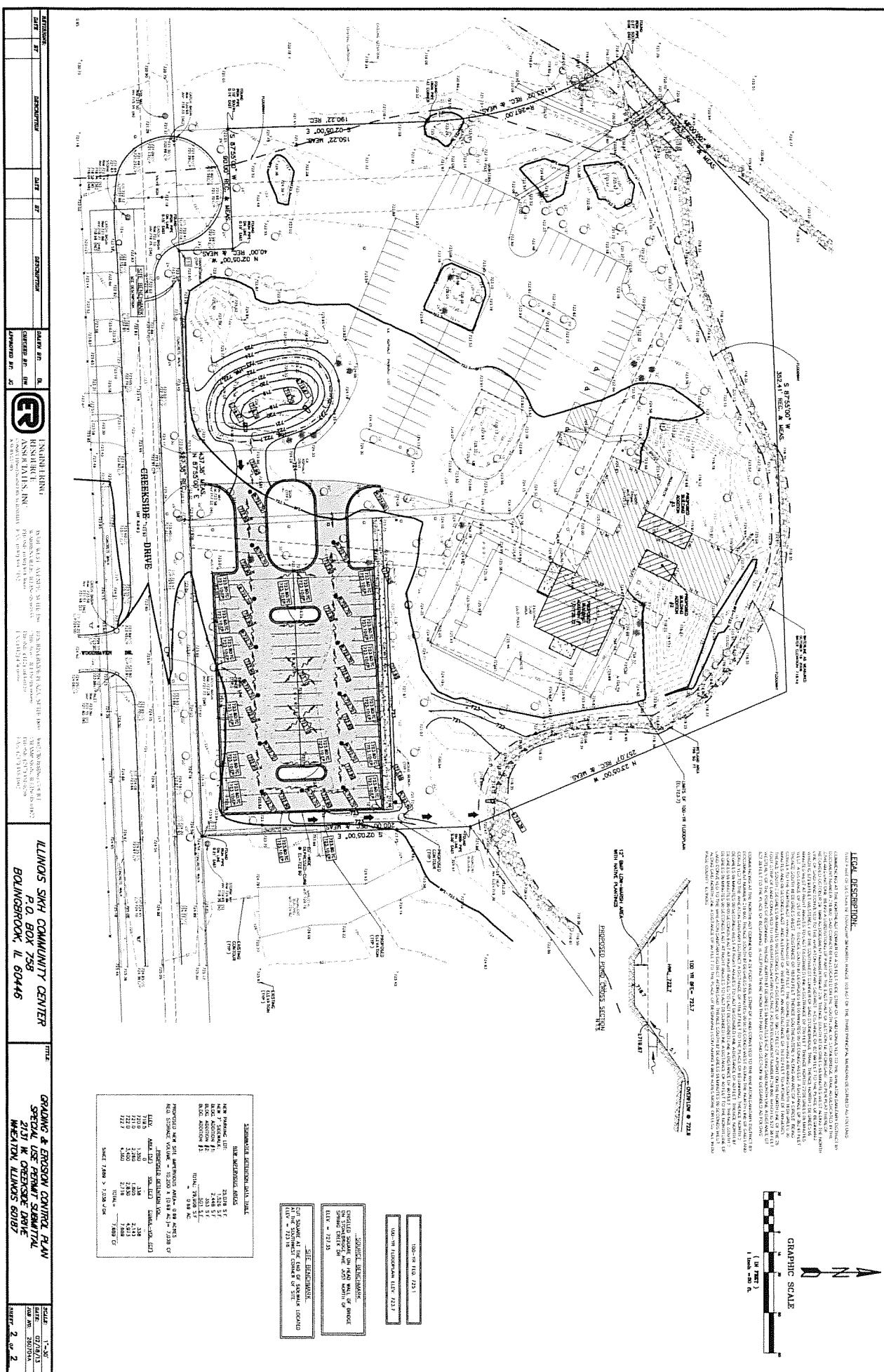
COMMENCING AT THE NORTHEAST CORNER OF A 25 FOOT STRIP OF LAND CONVEYED TO THE WHEATON SANITARY DISTRICT BY DOCUMENT NUMBER 218600; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND CONVEYED TO THE WHEATON SANITARY DISTRICT A DISTANCE OF 1155.37 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 2 DEGREES 05 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 40 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 90 FEET; THENCE SOUTH 2 DEGREES 05 MINUTES 00 SECONDS EAST AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 40 FEET TO THE NORTH LINE OF LAND CONVEYED TO THE WHEATON SANITARY DISTRICT AFORESAID; THENCE SOUTH 87 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 90 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.9878 ACRES MORE OR LESS, ALL IN DU PAGE COUNTY, ILLINOIS.

The subject property is commonly known as 2131 Creekside Drive, Wheaton, IL 60189.



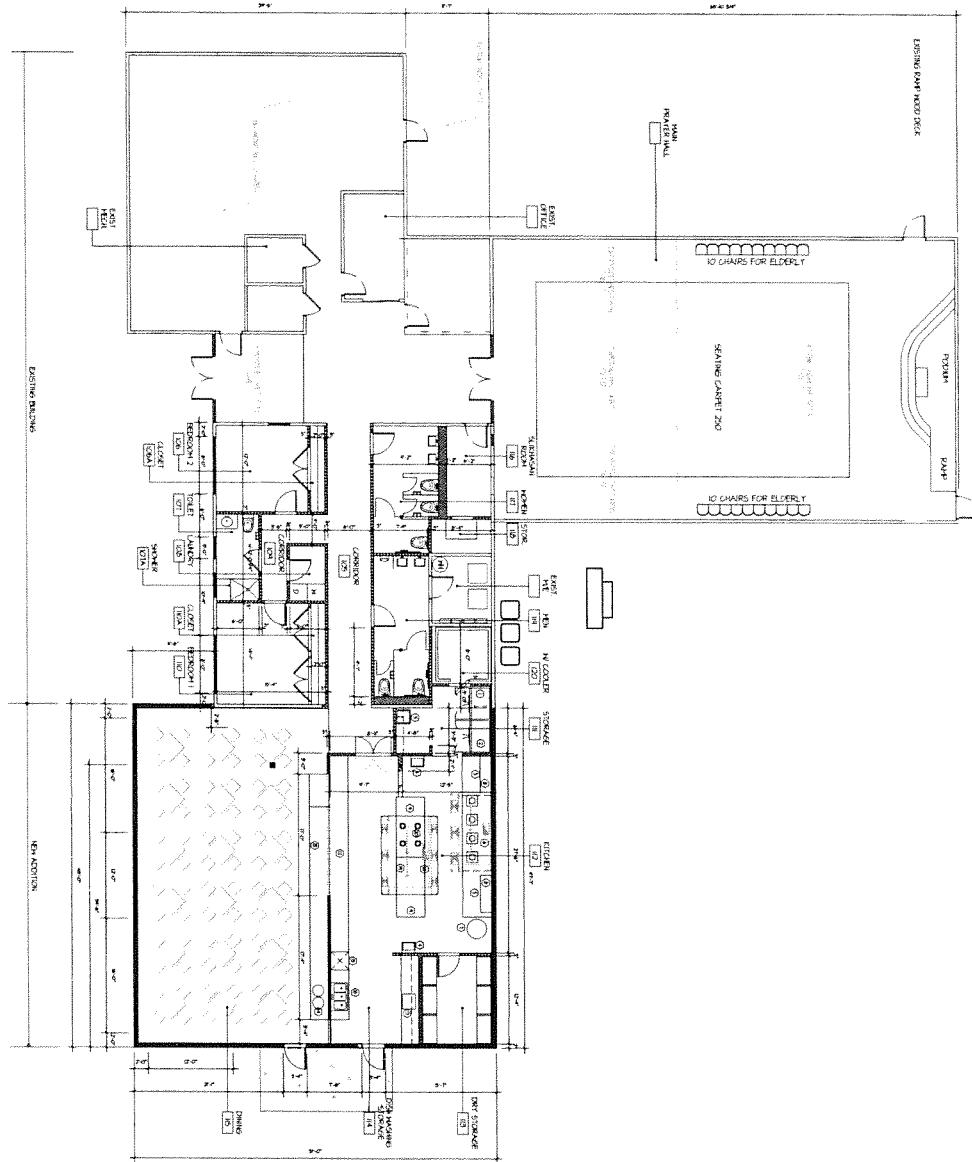
INDEX TO DRAWINGS

1. GROWTH & UTIL. PLAN
2. GRADING & EROSION CONTROL PLAN



FLOOR PLAN

1/2" = 1'-0"



GENERAL NOTES

1. SITE INSPECTION: IF THERE IS SUSPICION OF THESE DOCUMENTS THAT THE CONTRACTOR DO ALL THE WORK REQUESTED TO COMPLETE THE ITEMS OF DESCRIPTION LISTED, INCLUDING ANY RELATED MISCELLANEOUS WORK NOT ACTUALLY LISTED EACH CONTRACTOR SHALL VISIT THE SITE AND NEGOTIATE THE AREA OF DEMOLITION BEFORE SUBMITTING HIS PROPOSAL TO AGREE EVERY ITEM OF WORK INVOLVED TO BE INCLUDED. HE SHALL ALSO ACCORDINGLY FURNISH THE CONTRACTOR OVER WHICH THE WORK IS TO BE DONE.

KEYED NOTES

A1. REMOVAL OF NEW OPENING IN EXISTING WALL, REPAINTED AND REPAINTED DURING SCHEDULE AS REQUIRED TO PROTECT EXISTING WALL AND FLASHING/ROOFER MANUFACTURER'S RECOMMENDATIONS.

A2. NEW EXISTING OPENING OR OPENING FROM REMOVED DOOR IN EXISTING WALL BOARD AND HOLLOW STUCCO TRIMMING FLUSH TO ADJACENT WALLS.

A3. CLOSET OUT EXISTING WALL WITH 1/2" GYPSUM BOARD OVER 1/2" FIBERGLASS INSULATION AND 1/2" GYPSUM BOARD.

A4. SOFT AND SHELF, 14" DEEP SOFT SHELF NAME FIRST, SHELF BRACKETS # MAMM-47 GLC AS COORDINATE PLUMBING, HVAC AND ELECTRICAL DEVICE LOCATION WITH OWNER SELECTED CABINET AND FIXTURES.

REVISIONS

NO. DATE DESCRIPTION

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